039.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	571,400 /	571,400
USE VALUE:	571,400 /	571,400
ASSESSED:	571,400 /	571,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIGA MICHAEL C & DOROTHY M
Owner 2:	
Owner 3:	
Street 1:	11 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1768 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	186,200	600	384,600	571,400
Total Card	0.138	186,200	600	384,600	571,400
Total Parcel	0.138	186,200	600	384,600	571,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.19 | /Parcel: 323.1

Legal Description

User Acct
25984
GIS Ref
GIS Ref
Insp Date
10/31/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 039.0-0005-0001.0

!3219!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,200	600	6,030.	384,600	571,400	571,400	Year End Roll	12/18/2019
2019	101	FV	170,200	0	6,030.	348,500	518,700	518,700	Year End Roll	1/3/2019
2018	101	FV	170,200	0	6,030.	330,500	500,700	500,700	Year End Roll	12/20/2017
2017	101	FV	170,200	0	6,030.	288,400	458,600	458,600	Year End Roll	1/3/2017
2016	101	FV	170,200	0	6,030.	246,400	416,600	416,600	Year End	1/4/2016
2015	101	FV	169,300	0	6,030.	228,300	397,600	397,600	Year End Roll	12/11/2014
2014	101	FV	169,300	0	6,030.	189,300	358,600	358,600	Year End Roll	12/16/2013
2013	101	FV	169,300	0	6,030.	180,300	349,600	349,600		12/13/2012

PRINT

Date	Time
12/10/20	18:31:35

LAST REV

Date	Time
12/01/20	14:34:08
mmcmakin	
3219	

USER DEFINED

Prior Id # 1:	25984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13251-515		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2018	194	Heat App	1,500	C				
3/5/1992	62	Manual	10,000					SIDING & WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
3/24/2009	Meas/Inspect	372	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	64.	1.00	3									384,577						384,600	

Total AC/HA:	0.13843	Total SF/SM:	6030	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	384,577	Spl Credit		Total:	384,600

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	70621
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	252960
Depreciation:	66781
Depreciated Total:	186178

COMMENTS

W/S VINYL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

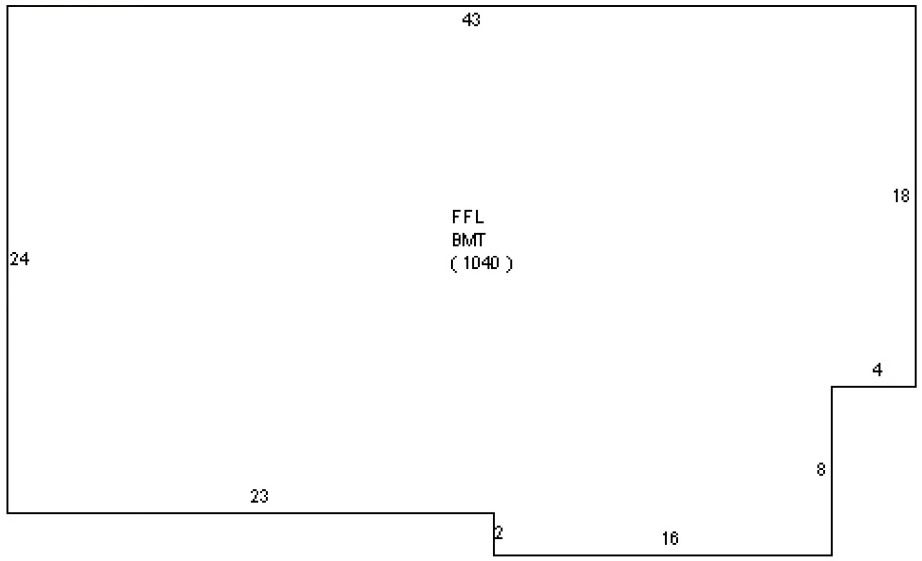
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	89.52
Final Total:	186200	Val/Su SzAd	179.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	47.090	48,972
FFL	First Floor	1,040	128.240	133,367

Net Sketched Area:	2,080			Total:	182,339
Size Ad	1040	Gross Are	2080	FinArea	1768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X6	A	AV	1970	0.00	T	39.2	101						
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600

PARCEL ID

039.0-0005-0001.0

IMAGE

AssessPro Patriot Properties, Inc